

36 Beacon Street:


Application Comment Chain on Lot Coverage
ZP25-000084 and ZP25-000075

08.21.2025 - ISD Reviewer (Matt Sarcione) Comment: An existing and proposed lot coverage calculation, calculated in accordance with SZO 2.4.2.c.i, will be required. Please also include an accompanying dimensioned site plan that includes materiality. Lot coverage includes the footprint of the structure, any ground story building components, accessory structures, and any paved surfaces on site. Permeable pavers count toward lots coverage based on the runoff coefficient from their manufacturer. If one cannot be found, then .33 can be used. Even if a surface such, as the rear concrete walk directs stormwater to infiltrate on site, it would still be considered lot coverage.

- **SZO 2.4.2.c.i: Lot Coverage**
 - a) The maximum area of a lot that is permitted to be covered by the combination of principal buildings, accessory buildings, accessory structures and impermeable surfaces.
 - b) The lot coverage of a structure is measured from the outside of the exterior walls at the ground story, including covered porches and other building components.
 - c) The lot coverage (and permeable area) of porous asphalt, pervious concrete, paving stones, or grass pavers is calculated using the runoff coefficient provided by the manufacturer.
- **Applicant Response:** Uploaded drawings to include all ground story building component footprints and all paved surfaces - including pavers which direct 100% stormwater on site at 0.33 coefficient – as covered lot area
- **ISD response:** **COMPLETED**

09.15.2025 - ISD Reviewer (Matt Sarcione) Comment: Lot has an existing nonconforming lot coverage of 70.4% when the maximum is 65% per SZO 3.2.11.a. A hardship variance for relief from SZO 14.1.7.b.ii for further reducing nonconforming landscape and permeable area.

- **SZO 3.2.11.a. Row House Lot Standards**

Lot Development		
○	 Lot Coverage (max)	65%

- **SZO 14.1.7.b.ii: Nonconforming Site Characteristics**
 - ii) Nonconforming landscape and permeable area cannot be further reduced.